


# Planning and Development Department Update

**DATE:** April 22, 2011  
**TO:** Mayor Setti D. Warren  
**FROM:** Candace Havens, Director of Planning and Development  
**RE:** Friday Report   
**CC:** Board of Aldermen  
Robert Rooney, Chief Operating Officer

This weekly report is intended to keep you informed of current development proposals and other noteworthy planning and development activities as follows:

<b>Monday</b> <b>4/25/11</b>	<ul style="list-style-type: none"><li>• Zoning &amp; Planning Committee, 7:45 p.m., Aldermanic Chamber</li></ul>
<b>Tuesday</b> <b>4/26/11</b>	<ul style="list-style-type: none"><li>• Zoning Board of Appeals Public Hearing, 7:00 p.m., Aldermanic Chamber</li><li>• Community Preservation FY12 Admin. Budget Presentation to Committee on Community Preservation, 7:45 p.m., Room 202</li></ul>
<b>Wednesday</b> <b>4/27/11</b>	<ul style="list-style-type: none"><li>• Relationship Violence Action Committee, 3:00 p.m., Room 222</li><li>• Traffic Advisory Committee, 7:00 p.m., Room 209</li></ul>
<b>Thursday</b> <b>4/28/11</b>	<ul style="list-style-type: none"><li>• Zoning Reform Group, 5:00 p.m., Room 202</li><li>• Traffic Council, 7:00 p.m., Room 222</li><li>• Newton Historical Commission, 7:00 p.m., Room 202</li><li>• Conservation Commission, 7:30 p.m., Room 209</li><li>• Planning Dept. FY12 Budget Presentation to Zoning &amp; Planning Committee, 7:45 p.m., Aldermanic Chamber</li><li>• Bicycle and Pedestrian Task Force Meeting, 7:45 p.m., City Hall Cafeteria (basement)</li></ul>

- **Community Development Week - Pellegrini Park Ribbon-Cutting:**

Please join us for a Community Development Week celebration on **Tuesday, April 26** at 3:30-5:00 p.m. at Pellegrini Park, on Hawthorn Street in Nonantum. Beginning at 4:00 p.m., the Mayor will speak along with Congressman Barney Frank and Bob DeRubeis, Commissioner of the Parks and Recreation Department. We will also be presenting the 2011 Malcolm Flash Excellence in Community Development Award and the 2011 Bob Swett Excellence in Housing Award. The awards, which are bestowed annually, recognize the achievements of individuals who have made a positive impact on the lives of low-

and moderate- income residents of Newton. Cabot's Ice Cream will also be hosting an ice cream sundae bar at the event! **For additional information contact the Planning and Development Department at 617-796-1139.**



- **FAR Public Forum:** The Planning and Development Department will offer a public forum on **Wednesday, May 11<sup>th</sup>** at 9:00 a.m. in the War Memorial at Newton City Hall to review the proposed changes and answer questions about the recently adopted new floor area ratio (FAR) regulations for one- and two-family homes in residential zoning districts that will take effect October 15, 2011. Prior to the meeting we encourage you to visit our website [www.newtonma.gov/planning/FAR.php](http://www.newtonma.gov/planning/FAR.php) where you'll find FAQ's, FAR calculator and more helpful information. **For more information please view the FAQ's from the web link above, email us at [FAR@newtonma.gov](mailto:FAR@newtonma.gov) or call 617-796-1120.**
- **Zoning & Planning Committee:** The Committee will hold a **Public Hearing** on **Monday, April 25<sup>th</sup>** at 7:45 p.m. in Room 202. The following items will be discussed: **#17-11** Terrence P. Morris, Joseph Porter, Bruce Bradford, George Collins, Verne T. Porter, Jr., Michael Peirce proposing an amendment revising the definition of "Grade Plane" and adding a new definition for "Average Grade"; **#65-11** Terrence P. Morris & Joseph Porter proposing an amendment to the zoning ordinance to change the definition and regulation of "height" and to make height exceptions in accessory buildings subject to special permit rather than a variance.

After the Public Hearing the Committee will hold a **Working Session** to discuss the following items: **#96-11** the Economic Development Commission's annual report of activities undertaken in 2010 and recommendations for

improving the economic condition and development of the city; **#30-10(2)** Post Audit & Oversight Committee requesting a discussion of the governance process of and potential changes to the Newton Community Development Authority (NCDA); **#114-10** Ald. Yates And Rice requesting reports from the Conservation Commission and Board of Survey on compliance with the conditions of permits given to allow the development of the Laura Road subdivision. **For more information, contact: Jen Molinsky at 617-796-1131, or [jmolinsky@newtonma.gov](mailto:jmolinsky@newtonma.gov) or Seth Zeren at 617-796-1145, or [szeren@newtonma.gov](mailto:szeren@newtonma.gov).**

- **Zoning Board of Appeals Public Hearing:** The Board will meet on **Tuesday, April 26<sup>th</sup>** at 7:00 p.m. in the Aldermanic Chambers on the following petitions: **#4-11** from John B. Hollingsworth, 59 Standish Road, Wellesley, for a variance of 2.0 feet from the maximum allowable height requirement for accessory buildings to legalize a garage at **373 Lexington Street**; **#6-11** from Nathan Sinai, 8 Bosworth Road, Framingham, requesting a 30.0 foot variance from the frontage requirements for property located at **368 Winchester Street** in order to construct a new house; **#7-11** from Susan Powell and Mark Campbell, 311 Laws Brook Road, Concord, requesting a 5.0 foot variance from the front yard setback requirements for property located at **12 Charles Street** in order to construct a front portico; **#8-11** from Daniel A. Norton and Vita S. Norton, **41 Risley Road** requesting a 4.3 foot variance from the front yard setback requirements in order to construct a front portico; **#9-11** from David and Suzanne Wakefield, **229 Bellevue Street** requesting a 6.1 foot variance from the rear yard setback requirements in order to construct a two and one-half story addition. **Contact Sherri Lougee at 617-796-1061 or [slougee@newtonma.gov](mailto:slougee@newtonma.gov).**
- **Transportation Advisory Committee:** The Committee will meet on **Wednesday, April 27<sup>th</sup>** at 7:00 p.m. in Room 209. A detailed agenda will be available on Monday, April 25th on the TAC web page [www.newtonma.gov/Planning/TAC/agendas-and-minutes.htm](http://www.newtonma.gov/Planning/TAC/agendas-and-minutes.htm). **Contact David Koses at 617-796-1133 or [dkoses@newtonma.gov](mailto:dkoses@newtonma.gov).**
- **Zoning Reform Group.** The Group will meet on **Thursday, April 28<sup>th</sup>**, at 5:00 p.m. in Room 202, to discuss Commercial and Mixed Use zoning. **For more information contact Seth Zeren at 617-796-1145, or [szeren@newtonma.gov](mailto:szeren@newtonma.gov).**
- **Traffic Council:** The Council will meet on **Thursday April 28<sup>th</sup>** at 7:00 p.m. in Room 222. The following items will be discussed: Gabe Smallman, requesting that Goddard Street be considered a one-way street to address speeding and to reduce cut through traffic; Ald. Ciccone, Lennon and Merrill, requesting a safety analysis and improvements at the intersection of Lewis Terrace, Lewis Street and Newtonville (Note: this item was held on 09/30/10); Ald. Johnson and Linsky, requesting a lowering of the speed limit on Cabot Street; Chief Matthew Cummings, requesting the installation of a pedestrian traffic signal to replace the existing flashing yellow pedestrian light at the intersection of Crafts Street at Linwood Avenue; Planning Department, requesting traffic and pedestrian improvements to Crafts Street between Linwood Avenue and Walnut Street, which may include a traffic signal at the intersection of Crafts and Walnut Streets. **Contact David Koses at 617-796-1133 or [dkoses@newtonma.gov](mailto:dkoses@newtonma.gov).**
- **Newton Historical Commission:** The Commission will meet on **Thursday, April 28<sup>th</sup>** at 7:30 p.m. in Room 202. Items on the agenda include: **143 Lincoln Street**, request for rear addition; **69 North Street**, request for full demolition of house; **165 Highland Street**, request for full demolition of carriage house; **286 Waverly Avenue**, request to demolish rear ell, rear porch, and garage; **Administrative Discussion:** Minutes and Demolition Delay Ordinance discussion. **Contact Brian Lever at 617.796.1129 or [blever@newtonma.gov](mailto:blever@newtonma.gov).**
- **Conservation Commission:** The Committee will meet on **Thursday, April 28** at 7:30 p.m. in Room 209. The following items are on the agenda: **DPW Annual Roadwork, work in riverfront, flood zone, and buffer zone; Quinobequin Road**, path and retaining walls in riverfront, flood zone and buffer zone; **483 Dedham Street, Charles River Country Club**, work in riverfront, buffer zone and bordering vegetated wetland; **MBTA Right of Way (through Webster conservation area)**, Vegetation Management Plan in bordering vegetated wetland, flood zone and riverfront; **Nahanton Woods**, work in buffer zone to bordering vegetated wetland and to bank; **37 Oakland Avenue**, addition and patio in riverfront. **Violations: 75-85-95 Wells Avenue; 193 Oak St. Village Condos; 25-27 Christina Street; 320-322 Needham Street. Certificates of Compliance: 1203 & 1211 Washington Street; 365-381 Elliot Street; 77 Florence Street; 100 Boulder Road, 36 Hyde Avenue; 76 Hyde Avenue. Administrative Discussion: Norumbega Park conservation area; 170 Suffolk Road; proposed change in number of plans requested for filing. Announcements & General Business:** March 24th, 2011 Meeting Minutes for approval. A more detailed agenda can be found on our website [www.newtonma.gov/Planning/cityplcc.htm](http://www.newtonma.gov/Planning/cityplcc.htm). **Contact Anne Phelps at 617-796-1134 or [aphelps@newtonma.gov](mailto:aphelps@newtonma.gov).**